

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction – December 07, 2004
Public Hearing – December 28, 2004

CONTACT PERSON/PHONE: Fred Lopez, 541-4925

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of Parcel 1: A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas from R-3 (Residential) to A-2 (Apartment); Parcel 2: A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-3 (Residential) to R-3A (Residential); Parcel 3: A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas from R-3 (Residential) to C-1 (Commercial); and Parcel 4: A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas From R-F (Ranch and Farm) to R-3A (Residential). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: EP Land Acquisition, L.L.C. ZON04-00087 (District 4) THIS IS AN APPEAL CASE.

BACKGROUND / DISCUSSION:

See attached staff report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval of Parcel 1, Approval of Parcel 2 from R-F to R-3 only, Approval of Parcel 3, Approval of Parcel 4 from R-F to R-3 only

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: November 29, 2004

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Planning, Research & Development Department

SUBJECT: ZON04-00087

The City Plan Commission (CPC), on October 28, 2004, voted as follows:

Parcel 1: **6 - 0** to recommend **APPROVAL** of rezoning the subject property from R-3 (Residential) to A-2 (Apartment).

Parcel 2: **5 - 1** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-3 (Residential) only. The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3A (Residential) and R-3 (Residential) to R-3A (Residential).

Parcel 3: **6 - 0** to recommend **APPROVAL** of rezoning the subject property from R-3 (Residential) to C-1 (Commercial).

Parcel 4: **5 - 1** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-3 (Residential) only. The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3A (Residential).

There was **OPPOSITION** to this request.

STAFF REPORT

Rezoning Case: ZON04-00087

Property Owner(s): EP Land Acquisition, L.L.C.

Applicant(s): EP Land Acquisition, L.L.C.

Representative(s): Dorado Engineering, Inc.

Legal Description: A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Surveys

Location: Sean Haggerty Drive East of McCombs Street

Representative District: # 4

Area: Parcel 1: 15.30 Acres Parcel 3: 0.70 Acres
Parcel 2: 9.69 Acres Parcel 4: 16.89 Acres

Present Zoning: Parcel 1: R-3 (Residential)
Parcel 2: R-3 (Residential), R-F (Ranch and Farm)
Parcel 3: R-3 (Residential)
Parcel 4: R-F (Ranch and Farm)

Present Use: Vacant

Proposed Zoning: Parcel 1: A-2 (Apartment) Parcel 3: C-1 (Commercial)
Parcel 2: R-3A (Residential) Parcel 4: R-3A (Residential)

Proposed Use: Parcel 1: apartments
Parcel 2: single-family residential development
Parcel 3: retail commercial development
Parcel 4: single-family residential development

Surrounding Land Uses:

North -	R-4 (Residential), R-5/sc (Residential/special contract) / residential
South -	R-3 (Residential), R-F (Ranch and Farm) / vacant
East -	R-F (Ranch and Farm) / vacant
West-	R-3 (Residential) / residential

Year 2025 Designation: Residential (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, October 28, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON04-00087

General Information:

The applicant is requesting a rezoning as follows: Parcel 1 - from R-3 (Residential) to A-2 (Apartment) in order to permit apartments; Parcel 2 - from R-3 (Residential) and R-F (Ranch and Farm) to R-3A (Residential) in order to permit single-family residential development; Parcel 3 - from R-3 (Residential) to C-1 (Commercial) in order to permit retail commercial development; and Parcel 4 – from R-F (Ranch and Farm) to R-3A (Residential) in order to permit single-family residential development. The proposed site plan shows an apartment complex on Parcel 1, fifty-four (54) single-family residential lots on Parcel 2, retail commercial development on Parcel 3, and ninety-three (93) single-family residential lots on Parcel 4. Access is proposed via Sean Haggerty Drive and McCombs Street. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received a petition with ninety-eight (98) signatures and one (1) letter in opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning for the following parcels:

Parcel 1: From R-3 (Residential); To: A-2 (Apartment)

Parcel 2: From R-3 (Residential), R-F (Ranch and Farm); To: R-3A (Residential)

Parcel 3: From R-3 (Residential); To: C-1 (Commercial)

Parcel 4: From R-F (Ranch and Farm); To: R-3A (Residential)

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “develop a balanced mix and complete community which contains a mix of land uses and densities, housing types and styles” and “provide a wide range of housing styles that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the **Northeast** Planning Area designates this property for **Residential** land uses.

A-2 (Apartment) zoning permits apartments and is compatible with adjacent development, **R-3A (Residential) zoning** permits single-family development and is compatible with adjacent development, and **C-1 (Commercial)** permits retail commercial development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the rezoning of Parcels 1 – 4 protect the best interest, health, safety and welfare of the public in general?
- B. Will apartments, single-family residential development, and retail commercial development be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

- A. Building Permits and Inspections does not object to the proposed zoning change.
- B. Parcel #2 and parcel # 4, corner lots do not meet the residential development standards of the average lot width and minimum lot depths for the R-3A. Zone.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

- A. No apparent traffic concerns with proposed zoning change.
- B. Release of access on Sean Haggerty shall be required.
- C. Turning heel curves on Parcel 2 do not comply with Subdivision Design Standards.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

See Enclosure 2.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential land uses.
- B. A-2 (Apartment) zoning permits apartments and R-3 A (Residential) zoning permits single family development; and is compatible with adjacent development.

ATTACHMENT: Site Plan; Enclosure 1.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.



INTEROFFICE MEMORANDUM

To: Fred Lopez, Planner II, Land Development

From: El Paso Water Utilities - Engineering

Date: August 9, 2004

Subject: **ZON04-00087 Rezoning (Sean Haggerty Drive East of McCombs Street)**
Portion of Tract 1A, Section 31, Block 80, Township 1, T&P Railroad Surveys
Present: Parcel 1: R-3; Parcel 2: R-3, R-F; Parcel 3: R-F
Proposed: Parcel 1: A-2, Parcel 2: R-3A, Parcel 3: R-3A

We have reviewed the rezoning case referenced above and provide the following comments:

WATER

1. There exists a 12-inch diameter water main line along McCombs Street located approximately 95 feet west of and parallel to the easternmost right-of-way line.
2. There exists a 30-inch diameter well flow line along McCombs Street located approximately 62 feet west of and parallel to the easternmost McCombs Street right-of-way line. This water line is not available for service to the property.
3. There exists a 12-inch diameter well flow line along Sean Haggerty Drive located approximately 43 feet north of the south Sean Haggerty Drive right-of-way line. This water line is not available for service to the property.
4. There exists a 16-inch diameter water main fronting the property along Sean Haggerty Drive. This water main is located approximately 48 feet north of the south Sean Haggerty Drive right-of-way line.
5. Previous water pressure readings from a hydrant at the intersection of Walden Pond and Sean Haggerty have yielded a static pressure of 82 pounds per square inch, a pitot pressure of 65 pounds per square inch and a discharge of 1350 gallons per minute.
6. Water main extensions will be required along Waterstone Lane, Walden Pond Lane and Streets A-E from the existing 16-inch water main along Sean Haggerty Drive. The Owner/Developer is responsible for all water main extension costs.
7. In order to loop the proposed water distribution system for Parcel 2, El Paso Water Utilities – Public Service Board (EPWU-PSB) requests a street connection between Waterstone Lane and Walden Pond Lane in the vicinity of the proposed Lot 11 and Lot 30. Also, in order to accommodate water main extensions for the proposed apartments, the street shall also extend west of Waterstone Lane along Lot 11 to the apartment site within Parcel 1.
8. Water main extensions will be required from Waterstone Lane to Parcel 1 to serve the proposed

apartments. Without a connection from Waterstone Lane, water main extensions from McCombs and/or Sean Haggerty Drive to Parcel 1 may be required to provide water service. Boring will be required to install any water mains extending from McCombs Street to the subject property.

SANITARY SEWER

9. There exists a 15-inch diameter sanitary sewer main within the limits of Parcel 3. During construction, the Owner/Developer shall maintain the existing cover over the 15-inch sanitary sewer line.

10. Service to Parcels 1 and 2 requires an off-site sewer extension along the PSB property to the south to connect to the existing 15-inch main within Parcel 3. The Owner/Developer is responsible for all sanitary sewer main extension costs.

11. EPWU recommends that the Owner/Developer contact EPWU as soon as possible to formally request the easement required for the sanitary sewer main extension referenced above. Please contact Mr. Juan Benavidez, EPWU Land and Contract Administrator, at 594-5511.

GENERAL

12. Twenty-five (25) foot-wide EPWU-PSB easements will be required within Parcel 1 to accommodate the water and sanitary sewer main extensions for the proposed apartments.

13. The alignment and location of the proposed EPWU-PSB easements shall enable the placement of meters outside the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water and sanitary sewer facilities, appurtenances and meters 24 hours a day, seven (7) days a week.

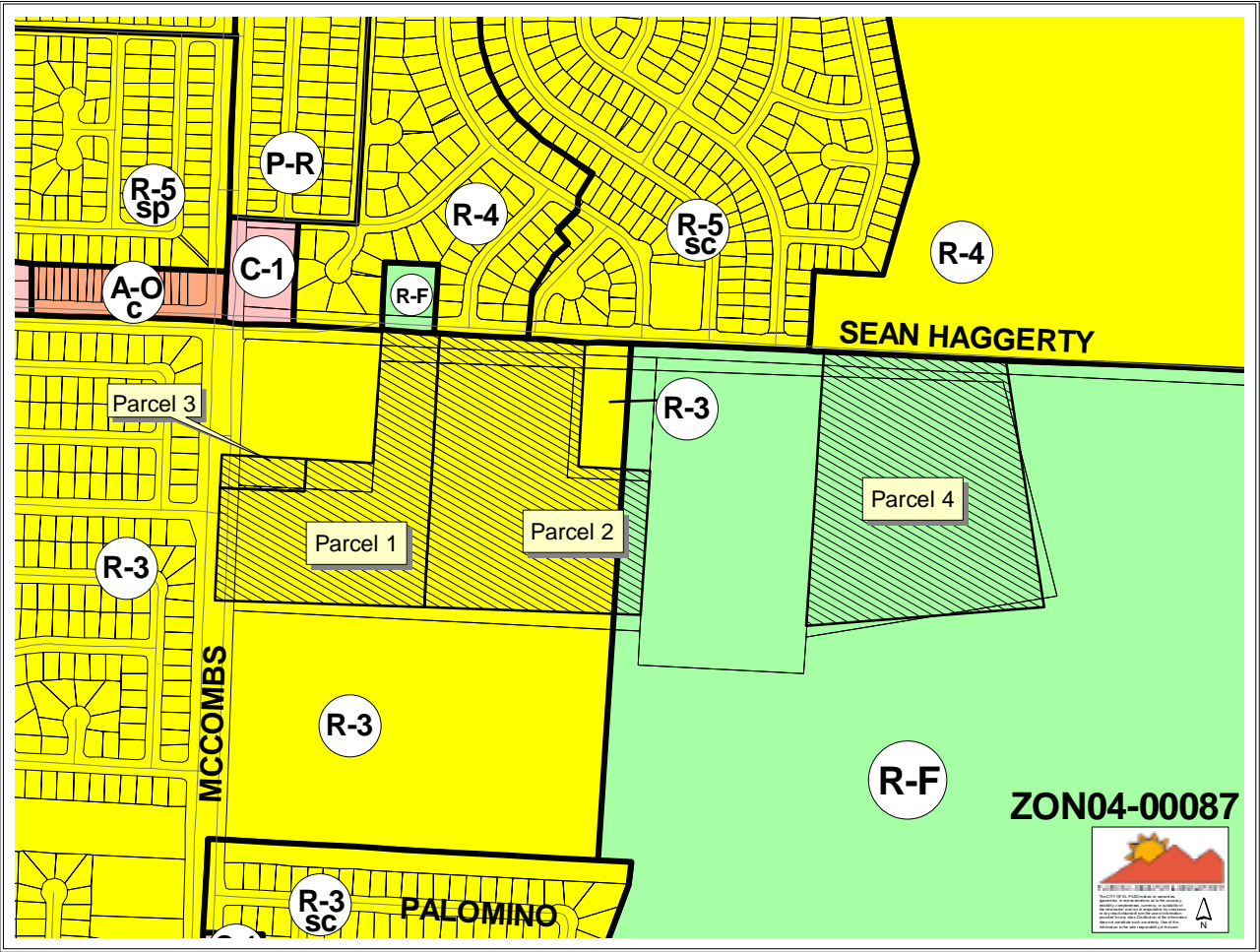
14. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

15. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. EPWU-PSB easements shall be improved to allow the operation of maintenance vehicles; EPWU requires drivable access along the full length of the easement.

16. McCombs Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within McCombs Street requires a utility installation permit from TxDOT.

17. EPWU does not object to this request. EPWU requires a set of city-approved improvement plans as well as an electronic file of the subdivision plat (with lot addresses) to initialize the design of the water and sanitary sewer main extensions required to serve the property. The Owner/Developer is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made a minimum of eight weeks in advance of construction.

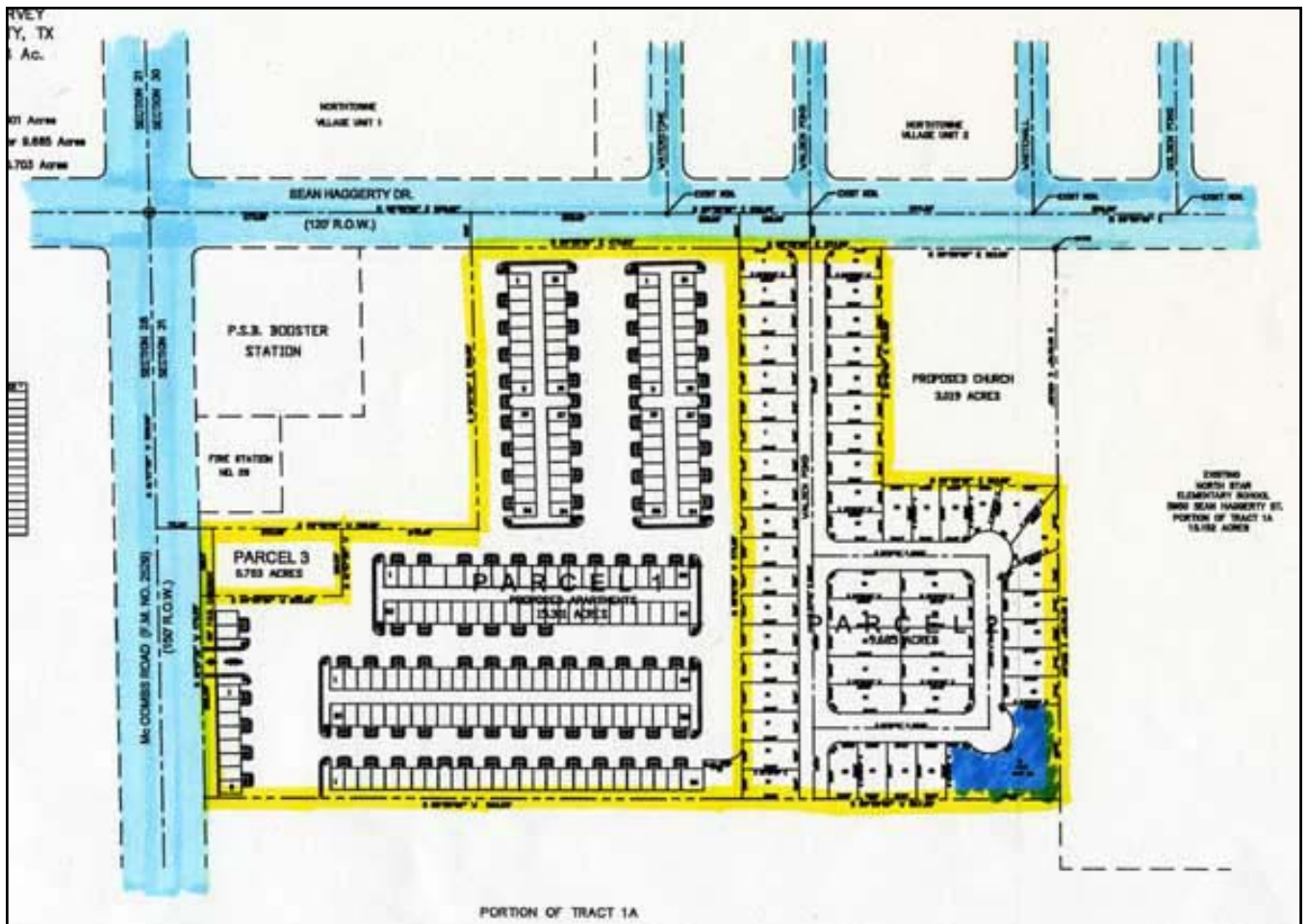
LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN



GENERALIZED PLOT PLAN



ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-2 (APARTMENT); PARCEL 2: A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL); PARCEL 3: A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); AND PARCEL 4: A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3A (RESIDENTIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcels 1 - 4, as more particularly described by metes and bounds in the attached Exhibit "A", be changed as follows, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Parcel 1 – From R-3 (Residential) to A-2 (Apartment)

Parcel 2 – From R-F (Ranch and Farm) and R-3 (Residential) to R-3A (Residential)

Parcel 3 – From R-3 (Residential) to C-1 (Commercial)

Parcel 4 – From R-F (Ranch and Farm) to R-3A (Residential)

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

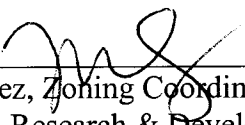
Joe Wardy, Mayor

(additional signatures on the following page)

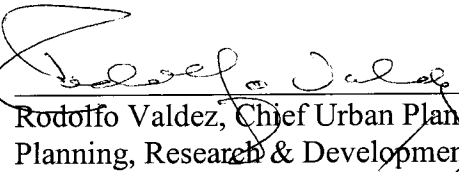
ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

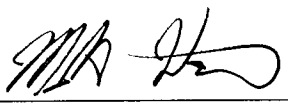


Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

Exhibit "A"

DORADO ENGINEERING INC.

2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

Portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys

Parcel 1 – Apartments Site

Metes and Bound description of a parcel of land being a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, El Paso, Texas.

From an existing city monument located at the centerline intersection of Waterstone Lane and Sean Haggerty Drive North $89^{\circ}59'00''$ East along the centerline of Sean Haggerty Drive a distance of one hundred twenty eight and no hundredths (128.00) feet for a corner; Thence South $00^{\circ}01'00''$ East a distance of sixty and no hundredths (60.00) feet, to the South Right-of-Way line of Sean Haggerty Drive for a corner, said corner also being the Point of Beginning for this description;

Thence South $00^{\circ}01'00''$ East along the common line of Parcel Two and Parcel Three a distance of nine hundred seventy six and no hundredths (976.00) feet, to the common Southerly corner of Parcel Two and Three, said corner lying on the Northerly line of the El Paso Water Utilities property;

Thence South $89^{\circ}59'00''$ West along the common line of Parcel Two and the El Paso Water Utilities property a distance of nine hundred sixty and ninety five hundredths (960.95) feet, for a corner on the Easterly Right-of-Way line of McCombs Road;

Thence North $01^{\circ}07'30''$ West along the Easterly Right-of-Way line of McCombs Road (FM No. 2529) a distance of three hundred fifty six and nine hundredths (356.09) feet, to the common Westerly corner of Parcel One and Parcel Two;

Thence North 89°59'00" East along the common line of Parcel One and Parcel Two a distance of two hundred fifty five and no hundredths (255.00) feet, to the Southeasterly corner of Parcel One;

Thence North 01°07'30" West along the Easterly line of Parcel One a distance of one hundred twenty and no hundredths (120.00) feet for a corner on the Southerly property line of the El Paso Water Utilities;

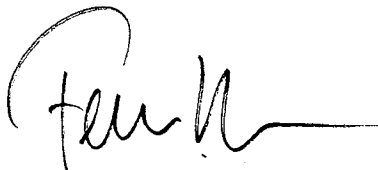
Thence North 89° 59' 00" East along the common line of El Paso Water Utilities property and the Northerly line of Parcel Two a distance of two hundred forty five and no hundredths (245.00) feet for a corner;

Thence North 01° 07' 30" West along the common line of the El Paso Water Utilities and the Westerly line of Parcel Two a distance of five hundred and nine hundredth (500.09) feet for a corner on the Southerly Right-of-Way line of Sean Haggerty Drive;

Thence North 89°59'00" East along the Southerly Right-of-Way line of Sean Haggerty Drive a distance of four hundred seventy nine and eighty three hundredths (479.83) feet to the Point of Beginning.

Said Parcel Two contains 666,508 square feet or 15.301 Acres of land more or less.

Prepared By:



Fermin Dorado, R. L. S.



May 25, 2004
Revised September 3, 2004

DORADO ENGINEERING INC.
2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

**Portion of Tract 1A, Section 31, Block 80,
Township 1, Texas and Pacific Railway Company Surveys**

Parcel 2 – Residential Site

Metes and Bound description of a parcel of land being a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, El Paso, Texas.

From an existing city monument located at the centerline intersection of Waterstone Lane and Sean Haggerty Drive North $89^{\circ}59'00''$ East along the centerline of Sean Haggerty Drive a distance of one hundred twenty eight and no hundredths (128.00) feet for a corner; Thence South $00^{\circ}01'00''$ East a distance of sixty and no hundredths (60.00) feet, to the South Right-of-Way line of Sean Haggerty Drive for a corner, said corner also being the Point of Beginning for this description;

Thence North $89^{\circ}59'00''$ East along the Southerly Right-of-Way line of Sean Haggerty Drive a distance of two hundred fifty four and no hundredths (254.00) feet for a corner, said corner being the common Northerly corner of Parcel Three and Parcel Four;

Thence South $00^{\circ}01'00''$ East along the common line of Parcel Three and Parcel Four a distance of four hundred twenty and twenty hundredths (420.20) feet, to the Southwesterly corner of Parcel Four;

Thence North $89^{\circ}59'00''$ East along the common line of Parcel Two and Parcel Three a distance of three hundred thirteen and no hundredths (313.00) feet, to the Southeasterly corner of Parcel Four, said corner lying on the Westerly line of the Ysleta Independent School District property;

Thence South 00°01'00" East along the common line of Parcel Three and the Ysleta Independent School District property a distance of five hundred fifty five and eighty hundredths (555.80) feet, to the Southwesterly corner of Parcel Three, said corner lying on the Northerly line of the El Paso Water Utilities property;

Thence South 89°59'00" West along the common line of Parcel Three and the El Paso Water Utilities property a distance of five hundred sixty seven and no hundredths (567.00) feet to the common Southerly corner of Parcel Two and Parcel Three;

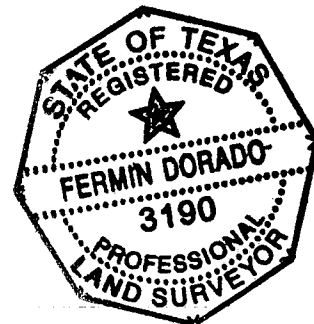
Thence North 00°01'00" West along the common line of Parcel Two and Parcel Three a distance of nine hundred seventy six and no hundredths (976.00) feet, for a corner on the Southerly Right-of-Way line of Sean Haggerty Drive, said corner also being the Point of Beginning.

Said Parcel Three contains 421,869 square feet or 9.685 Acres of land more or less.

Prepared By:



Fermin Dorado, R. L. S.



May 25, 2004

Revised September 3, 2004

DORADO ENGINEERING INC.
2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

**Portion of Tract 1A, Section 31, Block 80,
Township 1, Texas and Pacific Railway Company Surveys**

Parcel 3 – Dollar Store

Metes and Bound description of a parcel of land being a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, El Paso, Texas.

From an existing section corner located at the center line intersection of McCombs Road (FM No. 2529) and Sean Haggerty Drive South $01^{\circ} 07' 30''$ East along the center line of McCombs Road (FM No. 2529) a distance of five hundred fifty nine and ninety six hundredths (559.96) feet for a corner; Thence North $89^{\circ} 59' 00''$ East a distance of seventy five and no hundredths (75.00) feet for a corner on the Easterly Right-of-Way line of McCombs Road (FM No. 2529) said corner being the Point of Beginning for this description;

Thence North $89^{\circ} 59' 00''$ East along the common line of the El Paso Water Utilities property and the Northerly line of Parcel One a distance of two hundred fifty five and no hundredths (255.00) feet to the Southeasterly corner of Parcel One;


Thence South $01^{\circ} 07' 30''$ East along the Easterly line of Parcel One a distance of one hundred twenty and no hundredths (120.00) feet to the Southeasterly corner of Parcel One;

Thence South $89^{\circ} 59' 00''$ West along the Southerly line of Parcel One a distance of two hundred fifty five and no hundredths (255.00) feet for a corner on the Easterly Right-of-Way line of McCombs Road (FM No. 2529);

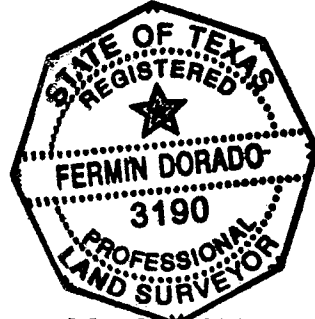
Thence North 01° 07' 30" West a distance of one hundred twenty and no hundredths (120.00) feet for a corner, said corner being the point of Beginning for this description;

Said Parcel One contains 30,600.00 square feet or 0.7025 Acres of land more or less.

Prepared By:



Fermin Dorado, R. L. S.



May 25, 2004

Revised September 3, 2004

PARCEL # 4Parcel 2
Exhibit "A"
2 of 2**BROCK & BUSTILLOS INC.**CONSULTING ENGINEERS
LAND SURVEYORS
(formerly Taught & Associates)ROMAN BUSTILLOS, P.E.
PresidentRANDY P. BROCK, P.E.
Executive Vice PresidentOSCAR V. PLAZA
Vice PresidentISAAC CAMACHO, P.E., R.P.L.S.
Survey Manager

December 14, 2003

LEGAL DESCRIPTION OF A 16.8879 ACRE PARCEL

A parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys and being more particularly described as follows, to wit:

COMMENCING for reference at a Texas Department of Transportation monument found at the centerline intersection of McCombs Street and Sean Haggerty Drive, identical to the section corner common to Sections 21, 28, 30, and 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys; THENCE, leaving the centerline of McCombs Street and following the centerline of Sean Haggerty Drive, North 89°59'00" East, 2,223.00 feet; THENCE, leaving the centerline of Sean Haggerty Drive, South 00°01'00" East, 60.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the south right-of-way line of Sean Haggerty Drive for the POINT OF BEGINNING of the tract herein described, identical to the northeast corner of a 15.152 acre parcel deeded to the Ysleta Independent School District in Volume 3774, Page 983, of the Real Property Records of El Paso County;

THENCE, following the south right-of-way line of Sean Haggerty Drive, North 89°59'00" East, 687.42 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the west right-of-way line of the Greenbelt Levee for the northeast corner of the tract herein described;

THENCE, leaving the south right-of-way line of Sean Haggerty Drive and following the west right-of-way line of the Greenbelt Levee, South 16°37'10" East, 838.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the southeast corner of the tract herein described;

THENCE, leaving the west right-of-way line of the Greenbelt Levee, South 78°28'32" West, 945.88 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the east boundary line of said 15.152 acre parcel for the southwest corner of the tract herein described;

THENCE, following the east boundary line of said 15.152 acre parcel, North 00°01'00" West, 991.77 feet to the POINT OF BEGINNING;

Said tract containing 16.8879 acres (735,638.0 square feet), more or less, and being subject to easements of record.

I hereby certify that this description was prepared by me or under my supervision.

Isaac Camacho
Isaac Camacho, TX RPLS No. 5337

5896-19E

